



AGENDA

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Eric Meyer, 3rd District
Jim Harrison, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, March 10, 2016

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.

CONSENT AGENDA:

3. A request for a two year time extension and a sixth one year time extension by **THE BU HOUSES LLC** for Vesting Tentative Tract Map 2162 and Development Plan D940090D to allow a six-phase cluster subdivision to subdivide an approximately 400 acre site into a maximum of 345 lots ranging in size from 6,000 square feet to 37,500 square feet and an approximately 300 acre open space parcel. The subdivision includes a marina/boat launch ramp and boat trailer parking area, hiking trails between phases and an alternative fire access road linkage to Bee Rock Road, included as a condition of approval. The project site is located within the East Neighborhood of Oak Shores Village, accessed by Lake View Drive and is identified as parcel A-7 within the Phasing Plan for Oak Shores. The site is in the Residential Single Family, Open Space and Recreation land use categories. The site is in the Nacimiento Sub Area in the North County Planning Area. A Final EIR dated April 27, 1984 was prepared for the proposed Oak Shores II development. A Supplemental EIR was approved/certified for this project by the Board of Supervisors on September 24, 1996.

County File Number: S940036T/D940090D
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 012-381-001
Date Accepted: N/A
Recommendation: Approval

4. A request for a second time extension by **MIDLAND PACIFIC HOMES/MVE INVESTMENTS, LLC** for a Tentative Tract Map 2633 to subdivide an existing 24.43-acre parcel into 44 lots between 10,000 to 15,000 square feet in size and four open space parcels 0.2, 1.9, 2.9, and 4.8 acres in size. Proposed tract improvements include access roads, two detention basins, detached pedestrian walkways, a neighborhood park, and landscaping. The proposed project is located on the west side of Cemetery Road, approximately 1,500 feet south of 10th Street, in the community of San Miguel. The site is in the Salinas River Subarea in the North County Planning Area. A Negative Declaration was approved by the Board of Supervisors on November 15, 2005.

County File Number: SUB2003-00271
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 021-371-001
Date Accepted: N/A
Recommendation: Approval

5. A request for a second time extension by **MARGARITA VALLEY RANCH, LLC and RONALD J. YETTMAN** for a Vesting Tentative Tract Map 2715 and Conditional Use Permit to subdivide an existing 1.14 acre parcel into a planned development of eight approximately 1,500 square foot parcels and one approximately 35,000 square foot open space parcel, and to construct eight detached multi-family residences. The project includes off-site road improvements. The project will result in the disturbance of approximately 1.14 acres of a 1.14 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located at 365 Butterfly Lane, 200 feet south east of Grand Avenue, in the community of Nipomo. The site is in the South County Inland Subarea in the South County planning area. A Negative Declaration was approved by the Planning Commission on January 26, 2006.

County File Number: SUB2004-00335
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 092-142-016
Date Accepted: N/A
Recommendation: Approval

HEARINGS: (Advertised for 9:00 a.m.)

6. A request by **ROB MARINAI** for a Conditional Use Permit to allow a three-story 83-unit motel, with a total of 38,500 square feet of floor area and 12,800 square-foot of subterranean parking. The applicant is also requesting a modification to the sign ordinance. The project will result in the disturbance of approximately 1.2 acres of a 1.2 acre parcel. The proposed project is within the Commercial Retail land use category and is located on the south side of Hill Street (at 549 Hill Street), approximately 300 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County (Inland) Planning Area.

County File Number: DRC2014-00131
Supervisory District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 092-579-004
Date Accepted: September 14, 2015
Recommendation: Continue off calendar

7. A request by the **SAN LUIS OBISPO COUNCIL OF GOVERNMENTS & CITY OF SAN LUIS OBISPO** for a Conditional Use Permit to allow the construction of a new community identification sign to read "San Luis Obispo" and an exception to Section 22.20.060(C)(2) to allow for a 326 square foot signage area. The monument sign will act as a gateway to the city. The sign will have a mission style design with stucco finish, clay tiles, decorative bell, and stone base. The monument will not exceed 24 feet in height from the lowest point on grade to the tallest point on sign structure. The project will result in approximately 250 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category. The project is located on the southern corner of the intersection of southbound State Highway 1 and Highland Drive, bordering the northern limits of the City of San Luis Obispo in the San Luis Obispo Sub-area (north) of the San Luis Obispo planning area. Also to be considered is approval of the proposed environmental determination. A Class 3 categorical exemption was issued for this project. CONTINUED FROM 10/22/15 AND 1/14/16.

County File Number: DRC2014-00123
Supervisorial District: 5
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 073-341-025
Date Accepted: July 23, 2015
Recommendation: Approval

8. A request by **DAVID AQUINO and VERIZON WIRELESS** for a Conditional Use Permit to allow the construction and operation of a new wireless communications facility consisting of twelve (12) 6' tall panel antennas, nine (9) RRHs, and four (4) Raycaps, installed on one (1) new 53' tall artificial pine tree ("monopine"), ground-mounted equipment cabinets within a new equipment shelter (11' -6" x 16'-10.5"), and a new 30 kW emergency back-up diesel generator, all located within a 31' x 37' gravel base lease area and surrounded by an 8' tall fence. The proposed project will result in the disturbance of approximately 1,147 square feet on a 9.5 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 594 Eucalyptus Road, on the northwest corner of Eucalyptus Road and Osage Street, in the community of Nipomo. The site is in the South County Inland sub area of the South County planning area.

County File Number: DRC2014-00126
Supervisorial District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 091-311-033
Accepted Date: November 30, 2015
Recommendation: Approval

9. A request by **PAUL MERRILL** for a Conditional Use Permit to allow the construction of three lattice amateur (non-commercial) radio towers including: 1) a 160-foot tall "guyed" tower with five sets of antennas and a small wind generator on the top; 2) a 90-foot tall "crank-up" telescoping tower with two sets of antennas reaching a maximum height 106 feet; and 3) a 55-foot tall "crank-up" telescoping tower with one set of antennas. The project will result in approximately 300 square-feet of site disturbance on an approximately 10-acre parcel in the Residential Rural land use category. The proposed project is located at 150 Rolling Ranch Road, approximately 1,000 feet north of El Pomar Drive and five miles east of the community of Templeton. The subject property is in the El Pomar-Estrella sub-area of the North County planning area. Also to be considered is approval of the environmental determination. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2015-00060
Supervisorial District: 5
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 033-301-020
Date accepted: January 14, 2016
Recommendation: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 3:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.